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THE LAWRENCE COUNTY BAR ASSOCIATION

Larry J. Puntureri, *President*

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Lawrence Law Journal

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FAMILY MOTION COURT

There will be no Family Motion Court on the following dates:
Tuesday, June 18, 2024
Friday, August 30, 2024

There will be no FAMILY MOTION COURT on July 26, 2024 and no First and Final Accounts will be heard that day. The First and Final Accounts will be heard on August 2, 2024 in Motions Court, Courtroom #4.

MOTION COURT

There will be NO MOTIONS COURT (CIVIL/CRIMINAL) on
July 24, 25, or 26, 2024.

Lawrence County Bar Association Sponsored CLE Lunches

All programs are held as follows: lunch 11:30 a.m.; CLE 12:00 - 1:00 p.m.
Location: Faraone Brothers Banquet Hall, 1015 S. Mill St., New Castle
RSVP: 724-656-2136 or jthomas@lawrencecountypa.gov

Thursday, August 15, 2024

Ethics Seminar: The Good, The Bad, and The Just Plain Stupid

Presenter: Larry Kelly, Esquire
RSVP deadline: 8/2

There is no cost to Lawrence County Bar Association members.
Non-members are \$50.00

Lawrence County Bar Association Quarterly Meetings

Wednesday, September 4, 2024

11:30 a.m. lunch; 12:00 meeting
Courtroom # 5
RSVP deadline: 8/23

SAVE THE DATE!

Lawrence County Bar Association Steak Cookout

Saturday, July 27, 2024
Bessemer Croatian Club

More information to come!

ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below, the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims against the estate of the decedent shall make known the same to the person(s) named or to his/her/their attorney and all persons indebted to the decedent shall make payment to the person(s) named without delay.

FIRST PUBLICATION

Barile, Stacey L.

Late of New Castle, Lawrence County, Pennsylvania

Executor: Julia Taylor-Davis

Attorney: Adrienne A. Langer, Cusick, DeCaro & Langer, P.C., 100 Decker Dr., P.O. Box 5137, New Castle, PA 16105, 724-658-2525

Bish, David J.

Late of Union Township, Lawrence County, Pennsylvania

Executor: James D. Bish, 1405 Perry Hwy., Portersville, PA 16051

Attorney: Joseph D. Silvaggio, Willman & Silvaggio, LLP, 5500 Corporate Dr., Suite 150, Pittsburgh, PA 15237

Book, Richard

Late of New Castle, Lawrence County, Pennsylvania

Administrator: Andrew Kuzma, 200 N. Second Ave., Elizabeth, PA 15037

Attorney: Andrew Kuzma, 200 N. Second Ave., Elizabeth, PA 15037

Emery, Arlene A.

Late of Washington Township, Lawrence County, Pennsylvania

Administrator C.T.A.: Theodore Irwin, 1818 Shaw Rd., Volant, PA 16156

Attorney: Shawn A. Sensky, 809 Wilmington Ave., New Castle, PA 16101

Guy, Wallace A.

a/k/a Guy, Wallace Addison

a/k/a Guy, Wallace

Late of Hickory Township, Lawrence County, Pennsylvania

Co-Administrators: Scott W. Guy, 1109 Willowbrook Rd., New Castle, PA 16101 and Thomas A. Guy, 262 Donation Rd., Greenville, PA 16125

Attorney: Douglas M. Watson, 259 Main St., Greenville, PA 16125

McCaughtry, Jerry D., Sr.

Late of Lawrence County, Pennsylvania

Executor: Connie R. MacDonald

Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

McCaughtry, Joylee

Late of Lawrence County, Pennsylvania

Executor: Connie R. MacDonald

Attorney: Edward Leymarie, Jr., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

Seergae, Christine Lords

Late of New Castle, Lawrence County, Pennsylvania

Administrator: James J. Gajda

Attorney: Ryan C. Long, Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

Wilson, Steve B.

a/k/a Wilson, Stephen Boyed

a/k/a Wilson, Stephen B.

Late of Scott Township, Lawrence County, Pennsylvania

Executrix: Jean Lee Wilson, 4587 Harlansburg Rd., Slippery Rock, PA 16057

Attorney: Ronald W. Coyer, S.R. Law, LLC, 631 Kelly Blvd., P.O. Box 67, Slippery Rock, PA 16057

Zurasky, Helen Louise

a/k/a Zurasky, Helen L.

Late of Union Township, Lawrence County, Pennsylvania

Executor: John P. Colella, 2416 Old Pittsburgh Rd., New Castle, PA 16101

Attorney: Shawn A. Sensky, 809 Wilmington Ave., New Castle, PA 16101

SECOND PUBLICATION

Buchanan, Judy M.

Late of the City of New Castle, Lawrence County, Pennsylvania

Administratrix: Chelsea Evanoski, 231 W. Moody Ave., New Castle, PA 16101

Attorney: Anthony Piatek, 414 N. Jefferson St., New Castle, PA 16101

Keesey, Jack Harvey, Sr.

Late of Pulaski, Lawrence County, Pennsylvania

Administratrix: Jeannie K. Shaffer, 3828 Marr Rd., Pulaski, PA 16143

Attorney: none

Miller, William

Late of Shenango Township, Lawrence County, Pennsylvania

Administrator: Ronald Miller, 3408 N. 60th

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Ave., Phoenix, AZ 85033
Attorney: Emily Sanchez-Parodi, 2910
Wilmington Rd., New Castle, PA 16105

Pagley, Louis P., Sr.

Late of Hermitage, Mercer County,
Pennsylvania
Executor: Louis P. Pagley, Jr., 3715 Tamara
Trail, Hermitage, PA 16148
Attorney: Anthony Piatek, 414 N. Jefferson
St., New Castle, PA 16101

Taylor, Robert W.

Late of the City of New Castle, Lawrence
County, Pennsylvania
Co-Administrators: JoEllen Thomas, P.O.
Box 417, West Pittsburg, PA 16160 and Frank
G. Call, 601 Court St., New Castle, PA 16101
Attorney: Anthony Piatek, 414 N. Jefferson
St., New Castle, PA 16101

Weir, Michael R.

Late of Perry Township, Lawrence County,
Pennsylvania
Administrator: Morgan Weir, 414 Watters
Station Rd., Evans City, PA 16033
Attorney: Peter D. Lyle, 81 Dutilh Rd., Suite
200, Cranberry Twp., PA 16066

THIRD PUBLICATION

Campbell, William Fillmore, Jr. a/k/a Campbell, William F.

Late of New Wilmington Borough, Lawrence
County, Pennsylvania
Executor: Cheryl L. Schneider
Attorney: Clark & Clark Law, P.C., Robert
D. Clark, Jr., 201 N. Market St., New
Wilmington, PA 16142

Waldman, Bruce

Late of Lawrence County, Pennsylvania
Co-Executors: Dr. David Waldman and
Todd Waldman
Attorney: Phillip L. Clark, Jr., Leymarie Clark
Long, P.C., 423 Sixth St., Ellwood City, PA
16117

NOTICE OF DISSOLUTION/ TERMINATION

Notice is hereby given, that Kester's Krias,
LLC, with is registered address at 1941
High Hill Road, Pulaski, PA 16143, a
Pennsylvania Limited Liability Company has
been authorized by its Members to dissolve
and terminate voluntarily and is now engaged
in winding up and settling the affairs of the
Company so that its corporate existence will
end pursuant to the Pennsylvania Uniform
Limited Liability Company Act of 2016,

as amended. Any persons having claims
against he Company shall forward any
claim, in writing to the Company at the above
referenced address. The claim shall set forth
the claimant, claimed amount and all other
pertinent information to allow the Company
to verify the validity of the claim. Any claim
against the Company is barred unless an
action to enforce the claim is commenced
within two (2) years after the publication of
this Notice.

Amy E. Molloy, Esquire
Molloy Law, LLC
15 Woodland Center Drive
P.O. Box 687
Grove City, PA 16127

L.C.L.J. - June 17, 2024

IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA

Bankruptcy Case No. 24-20226-CMB
Chapter 7

Document No. _____

Hearing Date & Time:

July 9, 2024 @ 1:30 p.m.

Response Deadline: June 28, 2024

In Re: THE INTERNATIONAL METALS
RECLAMATION COMPANY, LLC, Debtor.

CHARLES O. ZEBLEY, JR., Trustee/Movant,
v.

THE INTERNATIONAL METALS
RECLAMATION COMPANY, LLC; J.T.
THORPE & SON, INC., Respondents.

NOTICE OF SALE FREE AND CLEAR OF ALL LIENS, CLAIMS AND ENCUMBRANCES

TO: ALL PARTIES IN INTEREST

NOTICE IS HEREBY GIVEN THAT Charles
O. Zebley, Jr., the Chapter 7 Trustee of The
International Metals Reclamation Company,
LLC (the "Trustee")¹, has filed an Emergency
Motion for Entry of an Order: (I) Approving
Bid Procedures for Sale of Substantially all
Assets Free and Clear of Liens, Claims,
Interests, and Encumbrances Pursuant to
11 U.S.C. § 363 and (II) Form and Manner of
Notice of Sale (the "Bid Procedures Motion").
On May 28, 2024, the Bankruptcy Court
entered an Order ("Bid Procedures Order")
approving certain bid procedures that will
govern the sale of the Debtor's assets (the
"Bid Procedures"). Further, On May 22,
2024, the Trustee filed a Motion for an Order

Authorizing the Sale of Substantially all of the Debtor's Assets Free and Clear of All Liens, Claims, Interests and Encumbrances (the "Sale Motion")

Assets To Be Sold

The Trustee intends to sell to the party that submits the highest and best offer (a "Successful Bidder") for substantially all of the Debtor's assets, which include, but are not limited to: the Debtor's real property, furniture, fixtures and equipment, intellectual property, rights to certain permits, inventory, goodwill and general intangibles, and other tangible personal property (the "Debtors Assets"). Bids may be made for all of the Debtor's Assets. Pursuant to section 363 of the Bankruptcy Code and in accordance with the Bid Procedures, the Trustee intends to sell the Debtor's Assets free and clear of all liens, claims, encumbrances, and interests and the Debtor's Assets will be sold on an "**As Is, Where Is**" basis. The Trustee proposes to sell the Debtor's Assets to Moxba B.V. (the "Stalking Horse Bidder") in accordance with the terms and conditions set forth in the asset purchase agreement attached to the Sale Motion (the "Stalking Horse APA"), with such modifications to the Stalking Horse APA as made by the Successful Bidder(s). Any potential bidder may obtain a detailed description of the Debtor's Assets from the undersigned.

Sale Free and Clear of Liens, Claims, Encumbrances and Interests

Pursuant to section 363(b) and (f) of the United States Code, 11 U.S.C. §§ 101, *et seq.* (the "Bankruptcy Code"), and subject to any orders entered by the Court, the Debtor will seek authority to sell all rights, title, and interest in the Debtors' Assets to a Successful Bidder submitting the highest and best Qualifying Bid(s) (as that term is defined in the Bid Procedures Order and Bid Procedures) for the Debtors' Assets in accordance with the Bid Procedures, free and clear of any liens, claims, encumbrances, and interests, with all such liens, claims, encumbrances, and interests attaching to the proceeds of such sale.

Key Dates

June 17, 2024 at 4:00 p.m. (prevailing Eastern Time) - Bid Deadline

June 28, 2024 - Sale Objection Deadline

June 21, 2024 at 4:00 P.M. (prevailing Eastern Time) - Determination of Qualified Bidder(s) (as set forth in Section IV of the

Bid Procedures), date may be modified by the Trustee if needed

June 26, 2024 at 10:00 a.m. (prevailing Eastern Time) - Auction

May be Made at Time of Sale Hearing - Auction Objection Deadline (solely related to events at the Auction)

July 9, 2024 at 1:30 p.m. (prevailing Eastern Time) - Sale Hearing

Auction and Bidding Procedures

In the event the Trustee receives more than one Qualified Bid, the Debtor will conduct an auction (the "Auction") for all of the Debtor's Assets on **June 26, 2024 at 10:00 a.m. (prevailing Eastern Time)** at the Pittsburgh law offices of Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Place, 28th Floor, Pittsburgh, Pennsylvania 15219, or such other date or location as designated prior to the Auction. Only parties submitting Qualified Bids (as that term is defined in the Bid Procedures) will be invited to participate in the Auction.

The Bid Procedures, which are available upon request by contacting the undersigned, set forth the process by which the Trustee seeks to conduct the Auction. Participating bidders at the Auction will include the Stalking Horse Bidder and any potential purchaser that satisfies the requirements set forth in the Bidding Procedures.

The Sale Hearing

The Bankruptcy Court will hold a hearing (the "Sale Hearing") on the Sale Motion on **July 9, 2024 at 1:30 p.m. (prevailing Eastern Time)** before the Honorable Carlotta Bohm, United States Bankruptcy Judge, at the United States Bankruptcy Court for the Western District of Pennsylvania, Courtroom B, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, 15219, Courtroom B and via the Zoom video conference platform using the link <https://www.zoomgov.com/j/16143800191>. At the Sale Hearing, the Trustee will seek approval of the proposed sale of the Debtor's Assets. The Sale Hearing may be adjourned from time to time without further notice to creditors or parties-in-interest other than by announcement of said adjournment in the Bankruptcy Court or on the Bankruptcy Court's calendar on the date scheduled for the Sale Hearing. Objections, if any, to the Sale must be filed with the Court and served upon parties in interest so as to be received no later than **June 28, 2024**.

If you seek to object to the sale on any grounds, you must comply with the terms for making such objections as set forth in the Bid Procedures Order and Bid Procedures. Such Objection must be filed with the Bankruptcy Court and served on the parties set forth in the Bid Procedures Order and Bid Procedures. If any party fails to timely file and serve an objection in accordance with the Bid Procedures Order and the Bid Procedures, the Bankruptcy Court may disregard such objection.

Complete copies of the Bid Procedures, Sale Motion, and/or Stalking Horse APA may be obtained by contacting counsel for the Trustee below.

More information regarding the sale can be found on the Court's Electronic Access to Sales Information Website at <http://www.pawb.uscourts.gov/cgi-bin/csoai.cgi>

¹ Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Bid Procedures Motion, Bid Procedures Order and Bid Procedures.

LEECH TISHMAN FUSCALDO & LAMPL, LLC

By: John M. Steiner

Michael P. Kruszewski (PA I.D. No. 91239)

John M. Steiner, Esq. (PA ID No. 79390)

Crystal H. Thornton-Illar (PA ID No. 93003)

525 William Penn Place, 28th Floor Pittsburgh, PA 15219

(412) 261-1600 (Phone)

(412)- 227-5551 (Fax)

jsteiner@leechtishman.com

mkruszewski@leechtishman.com

ctornton-illar@leechtishman.com

Counsel for Charles O Zelbey, Jr., the Chapter 7 Trustee of The International Metals Reclamation Company, LLC

L.C.L.J. - June 17, 2024

SHERIFF SALES

Wednesday, July 10, 2024 at 10:00 AM

By virtue of various Writs of Execution issued out of the Court of Common Pleas of Lawrence County, Pennsylvania, there will be exposed to sale by public auction at the Lawrence County Government Center, Commissioners Meeting Room, First Floor, 430 Court St., New Castle, PA 16101 at the above date and time, the following described real estate, subject to the following TERMS OF SALE:

The following terms shall be complied with for

each sale or continuation thereof:

1. All bidders must identify themselves prior to submitting a bid. Attorneys of record shall be presumed to be bidding for their client(s). No bid may be withdrawn.

2. If the defendant intends to bid, prior to the bidding they must submit to the Sheriff satisfactory proof that they will be able to comply with the bid. No bids will be accepted in excess of the submitted proof.

3. At the request of the plaintiff, any sale may be continued, postponed or cancelled.

4. All bids must be paid in full. The successful bidder shall pay unto the Sheriff, by cash, certified or cashiers' check, 10% within one hour after the sale and the balance within 7 days thereafter. If terms of sale are not met within the required time period, the property will be resold at 12:00 noon on the Third business day following the payment deadline at the Lawrence County Sheriff's Office, Government Center, 430 Court Street, New Castle, PA at the expense and risk of the person to whom it was struck off, who in case of deficiency on such sale shall make good the same.

5. Prior to the delivery of the Sheriff's deed, a successful bidder may assign their bid to a third party, in which case the realty transfer taxes shall be paid as if the assignee were the original successful bidder.

6. If a Third Party is the successful bidder, a Schedule of Distribution will be filed by the Sheriff in the Prothonotary's Office on the Wednesday following the date of sale and that distribution will be made in accordance with the Schedule unless exceptions are filed within TEN days thereafter.

7. Anyone placing a bid should check with an attorney for legal advice. The property you are bidding upon may be subject to unpaid taxes, liens or mortgages.

8. Any current & delinquent real estate taxes will be paid as part of the costs and before distribution to the plaintiff or any other party.

Sale No. 1

No. 10935-2023. DLJ Mortgage Capital, Inc., Plaintiff vs. Diane S. Slicker, Defendant. All that certain piece or parcel of land situate in the City of New Castle, County of Lawrence, Commonwealth of Pennsylvania, bounded and described as follows to wit: Being the same property conveyed to Diane S. Slicker who acquired title by virtue of a deed from Louis R. Rabe, dated November 23, 1999,

recorded November 30, 1999, at Document ID 15537, and recorded in Book 1536, Page 213, Office of the Recorder of Deeds, Lawrence County, Pennsylvania. Being: 503 Canyon Street, New Castle, PA 16101. Parcel No. 01-072500. (1st Ward New Castle) Debt: \$74,550.34 plus interest, costs and attorney fees. Attorney: Manley Deas Kochalski, LLC

Sale No. 2

No. 10799-2023; Pennymac Loan Services, LLC, Plaintiff vs. Daniel Kelly Sr. AKA Daniel Kelly AKA Daniel Jerome Kelly and Kelly Kelly, Defendants. Property address: 336 East Maitland Lane, New Castle, PA 16105. Parcel ID: #25-412800 (Neshannock Township); Improvements consist of a residential dwelling. Judgment amount: \$146,187.70 plus interest, costs and attorney fees. Attorney: KML Law Group P.C.

Sale No. 3

No. 10085-2024; Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Certificate Trustee of Bosco Credit II Trust Series 2010-1, Plaintiff vs. Bruce M. Corwin and Mary E. Corwin, Defendants. Situated in the Township of North Beaver, County of Lawrence, Commonwealth of Pennsylvania. Having erected thereon a dwelling. Book 1428, Page 538. Property address: 103 Shannon Avenue, New Castle, PA 16102. Parcel ID: #26-192800 (New Beaver Township); Judgment amount: \$31,858.56 plus interest, costs and attorney fees. Attorney: Weltman, Weinberg & Reis Co., LPA

Sale No. 4

No. 11081-2023. U.S. Bank Trust Company, National Association, not in its individual capacity but solely as Indenture Trustee of CIM Trust 2023-NR2, Plaintiff vs. Cindy Deblasio and Gary Deblasio, Defendants. Parcel Number 1: All that certain piece, parcel or lot of land situate, lying and being in Wayne Township, Lawrence County, Pennsylvania, bounded and described as follows; Beginning at the Northwest corner of a hereinafter described Right-of-Way; thence South 87° 47' West, 120 feet, more or less to a point; thence by land now or formerly of McCune, North 12° 30' East, 161 feet to a point; thence North 18° 00' East, 5 feet to a point; thence North 87° 47' East, 435 feet to a point; thence South 11° 02' West, 216 feet, more or less, to a point; thence South 87° 47' West, 320 feet to the place of beginning. Containing 2.07 acres. The above description having been taken from a survey

by Harry R. Stock, R.S., dated September 12, 1970. Also hereby conveying for right of ingress and egress to the above property the following described Right-of-Way; beginning at a point being North 00° 15' West, 100 feet from the South line of the above described property and being also the property line of R.H. Olinger; thence North 17° 15' East 300 feet to a point; thence North 31° 30' East 290 feet to a point; thence North 87° 47'; East 20 feet to a point; thence South 31° 30'; West 290 feet to a point; thence South 17° 15' West 300 feet to a point; thence South 90° 45' West 20 feet to the place of beginning, being a 20 foot Right-of-Way reserved for the use and service of the property hereinbefore described. Together with the appurtenances thereon. Being the same premises conveyed to Terri Martz by Deed of Commercial Credit Plan Consumer Discount Company, dated 09/01/87, and recorded in Lawrence County Deed Book Volume 818, Page 510. Parcel Number 2; All that certain piece, parcel or lot of land situate, lying and being in Wayne Township, Lawrence County, Pennsylvania, bounded and described as follows; Beginning at the Northwest corner of the land herein conveyed on what is known as the Duck Run Public Highway; thence by a distance of 95 feet East to the old Right-of-Way of the Pittsburgh and Western Railroad Company; thence South by the Right-of-Way of the said railroad company, a distance of 137 feet to lands now or formerly of Fuller; thence West by said lands of Fuller a distance of 74 feet to the highway know as Duck Run Public Road; thence North by said highway a distance of 143 to the place of beginning. Being the same premises conveyed to Terri Martz, by James T. Irwin, Jr., and Michele G. Irwin, husband and wife, dated September 1, 1987, and recorded in Lawrence County Deed Book Volume 818, Page 506. Subject to the restrictions set forth in prior Deed. Being the same premises which Richard H. Todd, single by Deed dated 10/24/2008 and recorded in the Office of Recorder of Deeds of Lawrence County on 11/03/2008 as Instrument #2008-010600 granted and conveyed unto Gary Deblasio and Cindy Deblasio, husband and wife, the heirs, successors and assigns. Being: 4469 Hollow Road, New Castle, PA 16101. Parcel No. 36-097600 & 36-097500. (Wayne Township) Debt: \$28,503.43 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg PC

Sale No. 5

No. 10747-2023. Rocket Mortgage, LLC f/k/a

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Quen Loans, LLC f/k/a Quicken Loans Inc., Plaintiff vs. Fred Settle and Sherry A. Settle, Defendants. All that certain lot or piece of ground situate in the Township of Neshannock in the County of Lawrence, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to-wit; Beginning at a stake at the Southwest corner of the lot herein described, said stake being at the intersection of the Southeast corner of Lot No. 86 in Clenmoore Farms Plan of Lots, a plot of which is of record in the Recorder's Office of Lawrence County at Plot Book Volume 5, Page 5, and the North line of an unopened 20-foot alley known and designated as Quaker Alley; thence North 01° 35' East, along the East line of said Lot No. 86, a distance of 70 feet to a stake at the Southwest Corner of land, now or formerly, of Robert I. Boyd; thence along the South line of said land, now or formerly of Robert L. Boyd, South 88° 49' East, a distance of 130 feet to a stake on the West line of North Mercer Street; thence along the West line of North Mercer Street, South 01° 35' West, a distance of 70 feet to a stake on the North line of the unopened alley heretofore mentioned; thence along the North line of said unopened alley, North 88° 49' West, a distance of 130 feet to a point, the place of beginning. Being the same premises which Randall H. Llewellyn, unmarried by Deed dated 10/30/2000 and recorded in the Office of Recorder of Deeds of Lawrence County on 11/03/2000 at Book 1591, Page 768 granted and conveyed to Fred Settle and Sherry A. Settle, husband and wife, their heirs, and assigns. Being: 1501 N. Mercer Street, New Castle, PA 16105-2829. Parcel No. 25-361500. (Neshannock Township) Debt: \$114,150.77 plus interest, costs and attorney fees. Attorney: Stern & Eisenberg PC

Sale No. 6

No. 10091-2023; Matrix Financial Services Corporation, Plaintiff vs. Lauren Francis, As Believed Heir and/or Administrator of The Estate of Thomas Lee Francis, aka Thomas L. Francis and Unknown Heirs and/or Administrators of The Estate of Thomas Lee Francis, aka Thomas L. Francis, Defendants. Township of Perry, County of Lawrence, Pennsylvania. Improvement thereon: Single Family. Property address: 1484 Pleasant Hill Road, Fombell, PA 16123. Parcel ID: #27-028900 (Perry Township); Judgment amount: \$74,391.09 plus interest, costs and attorney fees. Attorney: Pincus Law Group, PLLC

Sale No. 7

No. 10044-2024; MCLP Asset Company,

Inc., Plaintiff vs. Adele R. Romeo and Timothy L. Sweeney, Defendants. Property address: 2302 Harlansburg Road, New Castle, PA 16101. Parcel ID: #22-018400 (Hickory Township); Improvements thereon: a residential dwelling. Judgment amount: \$35,635.72 plus interest, costs and attorney fees. Attorney: Padgett Law Group

Sale No. 8

No. 10618-2023. Fannie Mae, Plaintiff vs. Greer Aid Propco LLC, Defendant. All, right, title, interest and claim of Greer Aid Propco LLC in and to: Being the same premises which ALC Properties, II, LLC., a Nevada Limited Liability Company, by Deed dared 07/01/2013 and recorded 07/26/2013 in Lawrence County at Document No. 2013-008642, granted and conveyed unto Greer Aid Propco, LLC, a Delaware Limited Liability Company, in fee. Being: 22 W. Clen Moore Boulevard, New Castle, PA 16105. Parcel No. 25-292101. (Neshannock Township) Debt: \$448,533,980.86 plus interest, costs and attorney fees. Attorney: Reed Smith LLP

Sale No. 9

No. 10764-2023; NewRez d/b/a Shellpoint Mortgage Servicing, Plaintiff vs. Federick Durbin and Virginia Durbin, Defendants. Property address: 5409 Erie Street, Edinburg, PA 16116. Parcel ID: #24-028600 (Mahoning Township); Improvements thereon consist of single-family row house. Judgment amount: \$12,199.69 plus interest, costs and attorney fees. Attorney: Robert P. Wendt, Esquire

Sworn to and subscribed before me
this 17th day of May 2024.
Perry L. Quahliero, Sheriff

L.C.L.J. June 3, 10 & 17, 2024

